

Staff Report



Specific Use Permit SUP07-6 (West Pioneer Parkway Storage Center)

Planning and Zoning Meeting Date: 9-26-07

Document Being Considered: Specific Use Permit

RECOMMENDATION

Conduct public hearing consider Specific Use Permit.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests approval of a specific use permit to allow a mini-warehouse facility with an accessory caretaker's quarters greater than 800 square feet and with a reduction in the minimum masonry coverage required by the zoning ordinance.

Staff Analysis

The specific use permit is consistent with the policies of the Comprehensive Plan and the West Sector Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

(A) Case Information

(B) Location Map

(C) Aerial Map

(D) Photos

(E) Site Plan

None

Under separate cover:

Available in the City Manager's office:

CITY COUNCIL DATE

October 23, 2007

STAFF CONTACT(S)

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Case Information



Applicant: Jim Dewey, Jr. with JDJR Engineers and Consultants, Inc.

Property Owner: Steve Brown with Sowell and Company

Acreage: 6.166

Property Location: North of West Pioneer Parkway and west of West Green Oaks Boulevard with the address being 5201 West Pioneer Parkway

Sector Plan: West

Council District: 4

Current Zoning: "CS" (Community Service) and "IM" (Industrial Manufacturing)

Requested Zoning: Specific Use Permit for a mini-warehouse facility with an accessory caretaker's quarters greater than 800 square feet and "IM" (Industrial Manufacturing)

Allowable Uses:

"CS" - Car wash; bank; savings and loan; custom craft work; building, landscape materials, and lumber sales; wholesale supply business; teen club; hospital; garment cleaners; garden shop; greenhouse or nursery; restaurant with drive-in/pick-up service with consumption of alcoholic beverages; theater; hotel or motel; indoor retail sales; inside recreation uses; Specific Use Permit required for mini-warehouse facility

"IM" - Manufacture of wood, paper, and plastic products, paints, oils, pharmaceuticals, cosmetics, petroleum, and other chemical products; manufacture of animal food; canning or bottling of food or beverages for human consumption; manufacture of textiles, furniture, and cabinets; wholesale storage; tire recapping; manufacture of motorcycles, cars, manufactured homes, and airplanes; foundry;

Development History: The subject site is currently platted as Lot 1BR, Block 2 of the Orion Park, Section One Addition. Previous zoning cases in the general vicinity in the past five years include:

Case No.	Location	Request	Disposition
Z05-50/P05-50	W	"CS" to "PD for all "IM" uses plus high impact use with SUP for gas drilling and production"	Approved
Z05-39/B05-39	S	"R" to "PD for "CS" uses limited to a municipal golf course and customarily incidental uses"	Approved

Case Information



Adjacent Zoning/ Land Use:

Direction	Current Zoning	Current Land Use
N	"CS" and "IM"	Undeveloped
E	"CS" and "IM"	Undeveloped
S	"PD for "CS" uses limited to a municipal golf course and customarily incidental uses"	Municipal golf course
W	"CS", "IM", and "PD for "CS" plus a package liquor store"	Liquor store and undeveloped

Comprehensive Plan Analysis:

The *West Sector Plan* designates the subject site as Industrial. This designation is intended to provide for the development of research, light industrial processing, warehousing, heavy industrial and manufacturing uses, as well as supporting business and office uses.

According to the Zoning Ordinance, mini-warehouses are permitted in "CS" with an SUP provided that doors into the storage units are screened from view of public streets and adjacent properties.

The proposed SUP is in conformance with the *West Sector Plan*, as long as the appropriate level of screening is provided.

Current Planning Analysis:

The applicant proposes to develop a mini-warehouse facility with a 1,700 square-foot accessory caretaker's quarters exceeding the maximum 800 square feet allowed per the zoning ordinance. In addition, the applicant requests a reduction in the percent of masonry coverage required for the non-street facing facades of Building C.

In lieu of complying with the 85 percent minimum masonry coverage required by the Commercial Design Standards, the applicant proposes to install metal panels as the exterior building material of Building C's non-street frontage walls. The applicant proposes to supplement the metal panel wall along the east elevation of Building C with 81 leyland cypress shrubs at 48 inches in height.

The applicant also proposes enhancements that exceed the requirements of the zoning ordinance as they apply to Building B's street frontage facade. The applicant has provided vertical

Case Information



and horizontal articulation for Building B's street frontage facade that is similar to the articulation provided on Building's A and C's street frontage facades.

Transportation:

The site has one point of access from West Pioneer Parkway.

Thoroughfare	Existing	Proposed
West Pioneer Parkway	190', 4-lane divided major arterial	190', 6-lane divided major arterial

Traffic Impact:

The proposed SUP development will generate similar traffic patterns to "CS" zoning and will not significantly impact the adjacent roadway system.

Water & Sewer:

Water and sanitary sewer services are available to the subject site.

Drainage:

The site is located in the Lower Village Creek drainage basin. Approximately ten percent of the site is located within a FEMA designated floodplain, and no significant drainage impacts are expected to result from development of this site as long as the developer complies with all relevant city ordinances.

Fire:

Fire station number 14, located at 5501 Ron McAndrew Drive, provides protection to this site. The estimated fire response time is 2.27 minutes, which is in keeping with recommended standards.

School Districts:

Arlington Independent School District. AISD indicates this specific use permit will have no impact on the schools serving this site.

Fort Worth Independent School District.

Elementary	Middle	High
Under Capacity	Over Capacity	Under Capacity

Notices Sent:

Neighborhood
Associations:

WeCan (West Citizen Action Network)
Shady Valley West HOA
Arlington Chamber of Commerce Downtown Development
Arlington Neighborhood Council
East Arlington Review
Southeast Arlington Community Alliance

Case Information

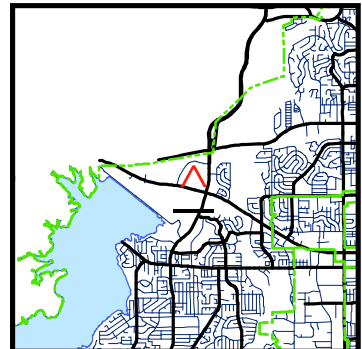


Property Owners:	4
Letters of Support:	0
Letter of Opposition:	0



AERIAL MAP SUP07-6

SPECIFIC USE PERMIT
FOR A MINI-WAREHOUSE
FACILITY
6.16 ACRES



SUP07-06

Specific Use Permit

North of West Pioneer Parkway and west of West Green Oaks Boulevard



Looking north from West Pioneer Parkway at subject site.



Looking east from subject site at adjacent property to the east.



Looking west from subject site at adjacent property to the west.



Looking south from subject site across West Pioneer Parkway at adjacent property to the south.